



Whitworth Meadow, Spennymoor, DL16 7BH  
3 Bed - Bungalow - Detached  
Offers Over £400,000

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# Whitworth Meadow

## Spennymoor, DL16 7BH

Robinsons are pleased to present this exceptional three-bedroom detached bungalow, nestled in the tranquil cul-de-sac of Whitworth Meadow, Spennymoor. This unique property is part of a modern and highly desirable residential development, making it an ideal choice for families and professionals alike.

Upon entering, you are welcomed by a spacious hallway that leads to a generous lounge, perfect for relaxation and entertaining. The separate dining room provides an excellent space for family meals, while the well-appointed kitchen, complete with integrated appliances, is a delight for any home cook. A useful utility room adds to the practicality of this home. The master bedroom boasts an ultra-modern ensuite, ensuring comfort and privacy, alongside two additional good-sized bedrooms that cater to family or guests. The family bathroom is also well-designed, offering convenience for all.

The property is further enhanced by a lovely conservatory extension, which invites natural light and offers a serene space to enjoy the garden views and open countryside. Externally, the bungalow features an easy-to-maintain front garden and a large driveway leading to a double garage, providing ample off-road parking. The rear garden is a true highlight, featuring two patio areas that are perfect for outdoor dining or simply enjoying the beautiful outlook.

Conveniently located, this bungalow offers easy access to Spennymoor Town Centre, local schools, and bus routes, making it ideal for commuters travelling to Durham City, Darlington, and Teesside, with the A1 just a short drive away.

This remarkable property is not to be missed, and early viewing is highly recommended to avoid disappointment.

EPC Rating TBC  
Council Tax Band C









#### Hallway

Radiator, airing cupboard, storage cupboard, loft access.

#### W/C

W/C, wash hand basin, extractor fan, radiator.

#### Lounge

12'4 x 19'0 max points (3.76m x 5.79m max points)  
UPVC bay window, radiators, gas fire and surround.

#### Dining Room

10'2 x 8'9 (3.10m x 2.67m)  
Radiator, french doors leading to conservatory.

#### Kitchen

10'2 x 9'7 (3.10m x 2.92m)  
Wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, tiled splashbacks uPVC window with beautiful outlook.

#### Utility Room

10'6 x 5'5 max points (3.20m x 1.65m max points)  
Base units, radiator, stainless steel sink with drainer, plumbed for washing machine, space for fridge freezer.

#### Conservatory

19'5 x 11'1 (5.92m x 3.38m)  
UPVC window, tiled flooring, access to garden.

#### Bedroom One

13'9 x 11'8 max points (4.19m x 3.56m max points)  
Fitted wardrobes, radiator, uPVC bay window.

#### En-Suite

13'9 x 11'8 max points (4.19m x 3.56m max points)  
Large shower cubicle, wash hand basin, W/C, tiled splashbacks, uPVC window.

#### Bedroom Two

13'8 x 10'7 (4.17m x 3.23m)  
Fitted wardrobes, radiator, uPVC bay window.

#### Bedroom Three

9'3 x 7'5 (2.82m x 2.26m)  
UPVC window, radiator.

#### Bathroom

6'9 x 6'8 max points (2.06m x 2.03m max points)  
Panelled bath, wash hand basin, W/C, radiator, half tiled.

#### Externally

To the front elevation is a large block paved driveway which leads to a double garage and pleasant and easy to maintain garden. While to the rear, there is a beautiful enclosed private and mature garden which wraps around both sides of the property and leads to patio areas.

#### Double Garage

17'8 x 16'0 max points (5.38m x 4.88m max points)  
Power.

#### Agent Notes

Property Construction – Standard  
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only  
Electricity supply – Mains  
Water Supply – Mains  
Sewerage – Mains  
Heating – Gas  
Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>  
Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate –NA

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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